



Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

Task Order #2027-021

For the provision of
**Boiler Replacement at Hall
County Jail**

Demand Services for On-Call Plumbing Contractors
Contract #47-003

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

PROJECT DESCRIPTION

Hall County, Georgia Sheriff's department is issuing this Task Order #2027-021 to Demand Services On-Call Plumbing Contractors to replace two (2) boilers at Hall County Jail located at 1700 Barber Rd Gainesville GA 30507.

SCHEDULE OF EVENTS

Issue Date: Thursday, September 24, 2026

Mandatory Pre-Bid Meeting: Tuesday, September 29, 2026, at 9:00am

Bidder Questions Due Date: Friday, October 2, 2026, by 5:00pm

Response to Bidder Questions Due: Monday, October 5, 2026

Bid Due Date: Thursday, October 8, 2026, by 2:00pm

Bidding Process: Bidders must respond with their Task Order proposals via e-mail to ddimizio@hallcounty.org by 2:00pm EST Thursday, October 8, 2026.

Mandatory Pre-Bid Meeting Address: The pre-bid meeting will start promptly at 9am located at Hall County Jail located at 1700 Barber Rd Gainesville GA 30507. Time is of the essence as the existing boiler has failed. Contractors who do not attend the pre-bid meeting will not be allowed to submit a bid.

Questions: All communications must be directed solely to Dani Dimizio, Issuing Officer, at ddimizio@hallcounty.org for questions or clarifications of the TO requirements.

Bid Response: Complete the information below and return it to the Issuing Officer via email, by the date and time specified above. Electronic signatures are acceptable

Taxes: The County is exempt from State of Georgia Local Sales and Use Tax. The Bidder understands and acknowledges that it is responsible for any sales and use taxes it may incur. The Bidder will not charge or invoice the County any sales and use tax as a separate line item. The Contractor

may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

Bonds: The awarded bidder is required to obtain a performance equal to 100% of the awarded sum prior to the issuance of a Notice to Proceed.

SCOPE OF WORK:

This is a turnkey project. The awarded bidder shall supply all necessary labor, tools, and materials to complete the project.

The awarded contractor shall have a boiler certification from the State of Georgia.

The Hall County Jail is a secure facility. All workers may be subject to enhanced security measures at the discretion of Jail Staff, including inspection of tools and materials by a K-9 Unit. Under no circumstances may workers interact with inmates for any reason. Additionally, workers must always have an escort by Jail Staff when moving about the facility. This is to ensure the safety of workers and inmates alike.

Option 1:

The proposed system is designed to provide approximately 1,200 gallons of combined storage capacity through two (2) independent 600-gallon electric boilers. A redundant configuration is intended to provide operational flexibility and allow one (1) boiler to remain in service while the other is isolated for maintenance or service, subject to final system design and manufacturer requirements.

- Remove and dispose of the existing A.O. Smith DHE1250 electric boiler and 1,200-gallon storage tank.
- Furnish and install redundant domestic hot water heating system consisting of (2) new A.O. Smith DVE600 electric boilers, upright vertical round water heaters Each will produce 150 KW/600-gallon capacity.

The scope also includes the replacement of the associated thermal expansion tank, 1,200-gallon storage tank, mixing valve, domestic hot water recirculation pumps, and affected piping components, as well as the necessary piping and electrical modifications required to accommodate the two-boiler configuration.

The new boilers must be spaced appropriately to meet the manufacturer's installation instructions and allow for serviceability. Isolation valves on each inlet and outlet shall be installed to allow for balancing of water flow to ensure proper flow through each boiler. All boilers and equipment shall be installed according to the manufacturer's instructions and shall meet local, state, and national codes. The awarded contractor shall consult with the manufacturer to ensure the twinned units will operate properly.

The awarded contractor shall also:

- Coordinate with Jail Staff to determine the best date and time to complete the boiler replacement and installation.

- The awarded contractor will be required to work around the temporary piping/hookup of an existing portable boiler that had to be installed due to catastrophic failure of the existing boiler.
- Obtain the necessary boiler permits prior to commencement of the project.
- Isolate the domestic water supply and electrical power serving the existing electric boiler system.
- Utilize proper lockout/tagout (LOTO) procedures during water and electrical isolation.
- Drain the existing boiler and associated domestic hot water piping system as required.
- Disconnect, remove, and dispose of the following existing equipment:
 - A.O. Smith DHE1250 electric boiler
 - 1,200-gallon storage tank
 - (1) 77-gallon thermal expansion tank
 - Lawler 805 mixing valve
 - (4) Bell & Gossett PL35B domestic hot water recirculating pumps
 - Associated piping, valves, fittings, pressure gauges, temperature gauges, insulation, and related components.
- Provide (1) onsite dumpster for disposal of removed equipment and construction-related trash and debris.
- Furnish and install (2) new A.O. Smith DVE600 electric boilers configured as a redundant domestic hot water heating system. Include any additional concrete to expand the existing pad or include cost for a new pad.
- Provide and install the necessary boiler piping and valving to allow each boiler to be individually isolated for service and maintenance while maintaining operation of the remaining boiler, where system conditions permit.
- Provide and install one (1) new 1,200-gallon storage tank equal to the existing one or similar in fit, form, and function.
- Provide and install (1) new 77-gallon thermal expansion tank, or appropriately sized replacement based on final system requirements.
- Provide and install (1) new Lawler 805 mixing valve, or appropriately sized equivalent as required by the final system configuration.
- Provide and install (4) new Bell & Gossett domestic hot water recirculating pumps.
- Provide and install new copper piping, valves, fittings, temperature gauges, pressure gauges, check valves, isolation valves, and associated components required to complete the new redundant boiler system.
- Configure the domestic hot water piping to properly distribute flow between the two (2) new electric boilers and the existing building domestic hot water system.
- Provide appropriate isolation and service valves to allow individual boilers and major system components to be removed from service for future maintenance.
- Reconnect the new boiler system to the existing domestic hot water distribution and recirculation system.
- Contract with a licensed electrician to provide and complete all necessary electrical connections, feeders, disconnects, controls, and associated electrical work required for the two (2) new electric boilers, subject to available electrical capacity.
- Contract with a qualified insulation contractor to replace insulation on exposed copper piping affected by the boiler replacement and new installation.
- Restore the domestic water supply to the newly installed boiler system.
- Fill both boilers and purge air and debris from the system.
- Restore electrical power to the newly installed boiler system.
- Coordinate and perform factory startup of the newly installed A.O. Smith DVE600 boilers.

- Test and balance the completed system to verify proper operation, flow, and desired domestic hot water temperatures.
- Test and balance the Lawler 805 mixing valve.
- Test and balance the (4) newly installed domestic hot water recirculation pumps.
- Verify proper operation of each boiler individually and verify the redundant system configuration.
- Inspect all new pipe and equipment connections to verify proper operation and ensure the system is free of leaks.
- Coordinate with the local boiler inspector to schedule and complete required final inspections.
- Clean the work area upon completion.
- Remove all construction-related trash, debris, packaging, and remove equipment from the site.

Lump Sum Bid for Option 1: \$ 378,000.⁰⁰

Lead time on equipment from factory Current lead time is 12 weeks from release.

Estimated Time for Completion from time of tearing out the old boiler to startup of new boilers:

2 weeks

Option 2:

Remove and dispose of existing boiler.

Furnish and install one (1) DHE 1250 boiler (same as existing equipment).

The awarded contractor shall also:

- Coordinate with Jail Staff to determine the best date and time to complete the boiler replacement and installation.
- The awarded contractor will be required to work around the temporary piping/hookup of an existing portable boiler that had to be installed due to catastrophic failure of the existing boiler.
- Obtain the necessary boiler permits prior to commencement of the project.
- Isolate the domestic water supply and electrical power serving the existing electric boiler system.
- Utilize proper lockout/tagout (LOTO) procedures during water and electrical isolation.
- Drain the existing boiler and associated domestic hot water piping system as required.
- Disconnect, remove, and dispose of the following existing equipment:
 - A.O. Smith DHE1250 electric boiler
 - 1,200-gallon storage tank
 - (1) 77-gallon thermal expansion tank
 - Lawler 805 mixing valve
 - (4) Bell & Gossett PL35B domestic hot water recirculating pumps
 - Associated piping, valves, fittings, pressure gauges, temperature gauges, insulation, and related components.
- Provide (1) onsite dumpster for disposal of removed equipment and construction-related trash and debris.

- Furnish and install (1) new A.O. Smith DHE1250 boiler. Include any additional concrete to expand the existing pad or include cost for a new pad.
- Provide and install one (1) new 1,200-gallon storage tank equal to the existing one or similar in fit, form, and function.
- Provide and install (1) new 77-gallon thermal expansion tank, or appropriately sized replacement based on final system requirements.
- Provide and install (1) new Lawler 805 mixing valve, or appropriately sized equivalent as required by the final system configuration.
- Provide and install (4) new Bell & Gossett domestic hot water recirculating pumps.
- Provide and install new copper piping, valves, fittings, temperature gauges, pressure gauges, check valves, isolation valves, and associated components required to complete the new redundant boiler system.
- Reconnect the new boiler system to the existing domestic hot water distribution and recirculation system.
- Contract with a licensed electrician to provide and complete all necessary electrical connections, feeders, disconnects, controls, and associated electrical work required for the one (1) new electric boiler, subject to available electrical capacity.
- Contract with a qualified insulation contractor to replace insulation on exposed copper piping affected by the boiler replacement and new installation.
- Restore the domestic water supply to the newly installed boiler system.
- Fill the boiler and purge air and debris from the system.
- Restore electrical power to the newly installed boiler system.
- Coordinate and perform factory startup of the newly installed A.O. Smith DHE1250.
- Test and balance the completed system to verify proper operation, flow, and desired domestic hot water temperatures.
- Test and balance the Lawler 805 mixing valve.
- Test and balance the (4) newly installed domestic hot water recirculation pumps.
- Verify proper operation of the boiler and verify the system configuration.
- Inspect all new pipe and equipment connections to verify proper operation and ensure the system is free of leaks.
- Coordinate with the local boiler inspector to schedule and complete required final inspections.
- Clean the work area upon completion.
- Remove all construction-related trash, debris, packaging, and remove equipment from the site.

Lump sum bid for Option 2: replace existing boiler with drop-in replacement boiler.

\$ 197,000. ⁰⁰ —

Lead time of boiler from factory: Current lead time is 12 weeks from release

Estimated time of completion from tear out of old boiler until new boiler is started up

2-WEEKS

Warranty:

Equipment and labor warranty offered for Option1: (1) YEAR LABOR WARRANTY
(1) YEAR PARTS WARRANTY - SEE ATTACHED
(3) YEAR TANK WARRANTY - SEE ATTACHED

Equipment and labor warranty offered for Option2: SAME AS OPTION #1

Optional manufacturer's extended warranty (if available). Please explain and include cost:

AD SMITH OFFERS A 3-5yr tank only warranty

OPTION 1 - 12,983.⁰⁰

OPTION 2 - \$11,476.⁰⁰

* *PROPOSAL INCLUDES RE-INSULATING REPLACED PIPING AND EXPANSION TANK*

Conditioned Air Systems
(Full Legal Corporate Name)

HALL COUNTY, GEORGIA

By: Andy Kalwanski

By: _____

Title: President

David Gibbs, Chairman
Hall County Board of Commissioners

Print Name: Andy Kalwanski

Date: _____

Sworn to and subscribed before me this

8 Day of October, 20226

Attestation: _____
Commission Clerk

Notary Public: [Signature]

Notary commission expires: 5-20-28

